



Reynards Copse, COLCHESTER, CO4 9UR

welcome to

Reynards Copse, COLCHESTER

BACKING ONTO HIGHWOODS COUNTRY PARK this exceptional *DETACHED FAMILY HOUSE* occupies a *GENEROUS PLOT* and is well presented throughout. Situated in this *EXCLUSIVE CUL-DE-SAC OFF EASTWOOD DRIVE* the property is ideal for *LOCAL SCHOOLS*, various shops, *HIGHWOODS COUNTRY PARK* and the A12/A120.



Entrance

The property is entered via the front door with obscure double glazed insets leading to:

Entrance Hall

Double glazed windows to the front and side aspects, radiator, laminate flooring, stairs rising to the first floor and doors leading to;

Cloakroom

Low level WC, pedestal wash hand basin with mixer tap, radiator, extractor fan, tiled walls and tiled flooring.

Study

11' x 8' 2" (3.35m x 2.49m)

Double glazed bay window to the front aspect, radiator and laminate flooring.

Living Room

18' 2" x 14' (5.54m x 4.27m)

Double glazed sliding patio doors opening onto the rear garden, double glazed windows to the rear and side aspects, fireplace feature with gas fire, two radiators and laminate flooring.

Dining Room

14' x 9' 4" (4.27m x 2.84m)

Double glazed window to the rear aspect, radiator and laminate flooring.

Kitchen / Breakfast Room

17' 4" x 9' (5.28m x 2.74m)

Double glazed windows to the rear and side aspects, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, extensive range of wall and floor mounted matching cupboards and drawers with underlighting, integral dishwasher, Rangemaster electric oven with six-ring gas hob and cooker hood

over, built-in microwave oven, radiator, inset spotlights, tiled flooring and a door leading to:

Utility Room

7' 10" x 5' 6" (2.39m x 1.68m)

Part obscure double glazed side door to the side patio and rear garden, single sink and drainer with mixer tap inset to the worktop, wall and floor mounted cupboards and drawers, plumbing for a washing machine, radiator, tiled flooring and a door to the garage.

First Floor Landing

Double glazed window to the front aspect, access to the loft, built-in airing cupboard (with shelving and housing the water tank), radiator and doors leading to;

Bedroom One

14' x 13' 6" into wardrobes (4.27m x 4.11m into wardrobes)

Double glazed window to the rear aspect, built-in wardrobes with mirror fronted doors, inset spotlights, radiator, laminate flooring and a door leading to:

En-Suite Shower Room

Obscure double glazed window to the side aspect, walk-in shower cubicle with adjustable shower head and mixer tap, wash hand basin with mixer tap and drawer under, low level WC, chrome heated towel rail, extractor fan, inset spotlights, tiled walls and tiled flooring.

Bedroom Two

14' 4" x 10' 6" (4.37m x 3.20m)

Double glazed window to the rear aspect, fitted wardrobes with mirror fronted doors, radiator, inset spotlights and laminate flooring.

Bedroom Three

11' 4" x 10' (3.45m x 3.05m)

Double glazed window to the front aspect, fitted wardrobes with mirror fronted doors, radiator, inset spotlights and laminate flooring.

Bedroom Four

10' 6" x 9' 2" into wardrobes (3.20m x 2.79m into wardrobes)

Double glazed window to the rear aspect, fitted wardrobes, radiator, inset spotlights and laminate flooring.

Family Bathroom

Obscure double glazed window to the front aspect, Jacuzzi bath with mixer tap, adjustable shower head with mixer tap and waterfall shower head over, vanity wash hand basin with mixer tap and cupboard under, low level WC, extractor fan, inset spotlights, tiled walls and tiled flooring.

Rear Garden

The generous rear garden backs onto Highwoods Country Park and is mainly laid to lawn with a paved patio, external tap and further access via the front gate to the front of the property.

Side Garden

The side garden is mainly laid to lawn and can be found adjacent to the double garage.

Double Garage

17' x 16' 8" (5.18m x 5.08m)

Twin electric retractable roller doors to the front, door to the side with power and lighting connected.

Parking

The substantial tarmac driveway provides off road parking for a number of vehicles with an electric car charging point.



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Reynards Copse, COLCHESTER

- Four Bedroom Detached Family House
- Living Room, Separate Dining Room & Study
- Contemporary Kitchen/Breakfast Room
- En-Suite Shower to the Master Bedroom
- Double Garage & Driveway

Tenure: Freehold EPC Rating: C

guide price

£795,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ108759 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01206 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



williamhbrown.co.uk